

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
October 18, 2018
RECORD OF PROCEEDINGS**

5330 Warner Road (Z18-055):

Review of a Columbus application to revise a CPD previously approved by the panel in 2002. It is generally located east of North Hamilton Road, north of Warner Road, south of Wango Park, and west of Rocky Fork Creek.

<i>Acreage:</i>	<i>6.418 ac</i>
<i>Current Zoning:</i>	<i>CPD</i>
<i>RFBA District:</i>	<i>Commercial</i>
<i>Proposed Zoning:</i>	<i>CPD to allow C-4 uses</i>
<i>Applicant(s):</i>	<i>Sara Radcliffe with Kephart Fisher LLC.</i>
<i>Property Owner(s):</i>	<i>Christoff Land & Development LLC.</i>

STAFF COMMENTS:

The RFBA notes that “maintaining a balance of commercial and residential use is an important factor for the economic health of the area. Attracting more commercial investment and generating a diversified tax base is necessary to offset the costs that residential development brings”. The recommended land use for the area is commercial, and as previously noted, the site plan, without additional conditions from staff, was approved in 2002.

The development follows the Accord’s intent related to location of parking lots, landscaping, tree plantings, lighting, trail networks, and conservation of land along Rocky Fork Creek. It exceeds the 30% requirement for open space, and improves pedestrian connectivity by constructing sidewalks along Warner and Hamilton Roads. As a whole, the proposed revisions to the site plan are consistent with the plan’s recommendations. The applicant has agreed to meet the most recent recommendations made by staff, which supports the accord’s intent.

MOTION:

To recommend approval of a rezoning application within the Accord study area with the following additional condition:

- 1) Prohibit the C-4 uses of Bars, Cabarets, and Nightclubs.

RESULT:

This motion was approved unanimously (6-0).

Mr. Brubaker	Yes
Ms. Burton	Yes
Mr. Paul	Yes
Mr. Cooper	Yes
Mr. Chappellear	Yes
Mr. Herskowitz	Yes

The applicant consented to the motion with conditions at the meeting.